

ORDINANCE NO. 692

AMENDING THE CODE OF THE CITY OF LODI BY
ADDING THERETO SECTION 27-9A ESTABLISHING
THE C-S COMMERCIAL SHOPPING DISTRICT

The City Council of the City of Lodi does ordain as follows:

Section 1. Paragraph (a) of Section 27-4 of the Code of the City of Lodi is hereby amended by adding the following to the list of districts:

C-P Commercial-Professional Office District

C-S Commercial Shopping District

Section 2. There is hereby added to Chapter 27 of the Code of the City of Lodi the following section:

Sec. 27-9A C-S COMMERCIAL SHOPPING DISTRICT

The following regulations shall govern except as otherwise provided in Section 27-13:

- (a) Purpose. This district is designed to permit the development of commercial shopping facilities in locations outside the Central Business District. These regulations are established to guide the development of such facilities in adherence to the following principles: protecting nearby residential areas from disturbances and adverse influences, minimizing the effect of these commercial facilities on the safety and traffic capacity of the adjacent streets, promoting the grouping of commercial facilities rather than extending them in a strip development; encouraging the location of these facilities in accordance with the Master Plan and requiring prompt and orderly development of these commercially zoned areas.

(b) Uses Permitted: Only those uses permitted in the C-1 neighborhood commercial district are permitted in this district except that a department store shall be included as an additional permitted use and that residential uses of any type shall be prohibited.

(c) Maximum Height and Land Coverage:

1. Buildings shall have a maximum height of two stories or 35 feet.
2. Maximum coverage of the land by buildings is limited to 25% of the site area, exclusive of streets.

(d) Minimum Yards and Site Area:

1. Buildings shall not be located closer than 50 feet to any street property line and not closer than 25 feet to any interior property line. Building canopies which are open on three sides may extend into a required yard.
2. The site shall be of sufficient size to accommodate the buildings and provide adequate area for parking, loading, and landscaping. The minimum site area shall be two acres, exclusive of streets.

(e) Design Standards:-

1. The site shall be designed and used as a unit, regardless of ownership of the land and buildings.
2. All streets bordering the site shall be fully dedicated and improved by the developer.

3. The design of the development shall include the landscaping of buildings and parking areas, the screening of nearby residential areas, and the enclosure or shielding of trash and disposal areas. Lights and signs shall be located to avoid disturbance to residential areas.
 4. Driveways, parking areas, and loading areas shall be located so as to minimize traffic interference.
- (f) Plot Plan: At the time of application, a plot plan of the proposed development shall be submitted. The plot plan shall show the location and type of all proposed improvements, including size of buildings, types of stores, parking layout, loading areas, driveways, outdoor lights and signs, landscaping and screening features, adjoining streets, an elevation drawing of the proposed development and any other items deemed necessary by the Planning Commission for the consideration of the proposed development.
- (g) Development Schedule: Along with the application and plot plan, a statement shall be submitted by the developer indicating the proposed time schedule for the construction of the development. The development may be undertaken in stages and these should be so indicated. The Planning Commission may require that the first stage of construction include a reasonable portion of the entire development to insure that the intent of this zoning district is observed.

- (h) Approval: Upon satisfaction that the proposed development is in accordance with the Master Plan and with the regulations and intent of this ordinance, the Planning Commission may approve the rezoning and the plot plan and recommend them to the City Council for final approval. Upon approval by the City Council in accordance with Section 27-19 of this Code, the ordinance shall be adopted and shall make reference to the specific plot plan.
- (i) Use Permit: When the developer proposes to commence construction on the first stage of the development and each subsequent stage, he shall submit the detailed plot plan of the proposed construction to the Planning Commission for approval. This plot plan shall include those items listed in Section 6 and any other items the Planning Commission may have required in the original approval. No public hearing or additional fee shall be required for the consideration of this use permit. Upon approval by the Planning Commission, a use permit shall be issued for the construction of the development. Minor changes in the location of structures, and other details, may be permitted by the Planning Commission in the issuance of a use permit, but no change shall be authorized which violates the spirit or intent of the originally approved plans or the provisions of this chapter.
- (j) Review: One year from the effective date of the ordinance approving the rezoning, the Planning Commission shall review the progress of the proposed development. If reasonable progress has not been made in the development of the shopping area, the Commission may consider action to rezone the property or a portion thereof to its original zoning district.

Section 3. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days from and after its passage.

Approved this 3rd day of May, 1961.

James F. Culbertson
JAMES F. CULBERTSON, Mayor

Beatrice Garibaldi
Attest: BEATRICE GARIBALDI, City Clerk

State of California
County of San Joaquin ss.

I, BEATRICE GARIBALDI, City Clerk of the City of Lodi and ex officio Clerk of the City Council of said City, do hereby certify that Ordinance No. 692 was introduced at a regular meeting of said City Council held April 19, 1961 and **was** thereafter passed, adopted and ordered to print at a regular meeting held May 3, 1961, by the following vote:

AYES: Councilmen - BROWN, KATZAKIAN, MITCHELL,
ULLMANN and CULBERTSON

NOES: Councilmen - NONE

ABSENT: councilmen - NONE

I further certify that Ordinance No. 692 was approved and signed by the Mayor on the date of its passage and that the same has been published pursuant to law.

Beatrice Garibaldi
BEATRICE GARIBALDI, City Clerk